

BRAE LOSSIE, INVERNESS ROAD, NAIRN IV12 4SG

Offers Over £195,000



Attractive three bedroom detached period property brought to the market offering generous room sizes including a large bright and airy dining kitchen, a South facing low-maintenance back garden and convenient for local amenities and schools.

R&R Urquhart LLP

Brae Lossie is brought to the market offering generous well-proportioned rooms in an attractive symmetrical sandstone property.

The hallway is entered via a uPVC front door where the staircase leads to the first floor. An understairs cupboard provides some storage and coat hanging space.

Off the hallway lies a dual aspect lounge with a high ceiling giving the effect of more space. The floor is laid with durable wood effect laminate flooring and an original alcove adds a feature to the room.

Adjacent, a bright, spacious and airy dining kitchen presents the hub of the home. Fitted with white gloss wall and base units, a tiled splashback and dark wood effect worktop. The dual aspect room has a large window to the South and a double glazed door leading to the rear garden. The kitchen appliances comprise a fridge freezer, dishwasher, washing machine, double oven and an induction hob with extractor hood above. The 1 ½ bowl stainless steel sink sits below a large window to the South aspect and a cupboard conceals the 'Ideal' central heating combi boiler. There is ample room for a large dining table and chairs.

Also off the hallway lies the master bedroom. A very generous room with a window to the front aspect and a glazed uPVC door to the rear garden. A shelved press provides some storage. This bedroom benefits from a roomy en suite shower room comprising a white WC, wash hand basin and shower cubicle housing a Triton electric shower. The room is finished with a chrome ladder radiator, wood effect laminate flooring and a three door mirrored medicine cabinet above the wash hand basin.



A carpeted staircase leads to the first floor landing where a window to the front allows ample natural daylight in. Two particularly spacious bedrooms sit one to either side of the landing with windows to the front. Both bedrooms benefit from triple built-in wardrobes and both have a shelved alcove.

The family bathroom is a lovely bright room due to the Velux window in the ceiling. Comprising a white WC, wash hand basin with a mirrored medicine cabinet above and a bath with a glass screen and a mains fed shower over. The walls surrounding the bath are lined with wet-wall panelling.

Outside, there is a small gravelled area to either side of the paved path. The front garden is bound by a stone wall with a wrought iron gate for pedestrian access to the front door. A gate to the side accesses the back garden. A newly erected fence and gate encloses the rear garden providing a very secluded South facing area. The garden has been designed with low maintenance in mind, mainly laid with gravel, paving and wood chip mulch.



Approx. Dimensions

Kitchen/diner	5.52m x 3.65m
Lounge	4.43m x 4.11m
Bedroom 1	4.45m x 4.06m
En suite	2.48m x 2.60m
Bedroom 2	4.45m x 4.09m
Bedroom 3	4.49m x 4.06m
Bathroom	2.33m x 2.07m

Extras Included

Fitted floor coverings, blinds, fridge freezer, dishwasher, washing machine, double tower oven, induction hob.

Heating	Gas fired central heating
Double Glazing	Triple & double uPVC glazing
Council Tax	Band E
EPC Rating	Band D
Gas	Mains
Electricity	Mains
Water	Mains
Drainage	Mains



The seller does not undertake to accept the highest or any offer and also reserves the right to accept a suitable offer at any time.

Offers

Formal offers in an acceptable legal Scottish form should be submitted in writing.

Closing Date

A closing date by which offers must be submitted may be fixed at a later date. Prospective purchasers are advised to register their interest with selling agents through their Solicitor.

Only parties who have noted an interest formally, through a Solicitor will be advised of a closing date, but notwithstanding, the seller reserves the right to accept an offer at any time without further intimation.

These particulars are provided for the guidance of interested parties only and, while they are believed to be correct, neither their accuracy nor their comprehensiveness is guaranteed and prospective purchasers will require to satisfy themselves on all aspects thereof.